

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R106577

Property Information

property address: 3370 S TEXAS AVE
legal description: COMMUNITY HEALTH CENTER, BLOCK 1, LOT 2, ACRES 1.57
owner name/address: BRAZOS VALLEY COMMUNITY ACTION AGENCY INC
504 E 27TH ST
BRYAN, TX 77803-4025
full business name: See Back
land use category: Commercial-office type of business: government
current zoning: C2 occupancy status: occupied
lot area (square feet): 68,389 frontage along Texas Avenue (feet): n/a
lot depth (feet): 321.65 ft sq. footage of building: 0
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
lot width: 172.4 ft

Improvements

of buildings: 1 building height (feet): 13 # of stories: 1
type of buildings (specify): brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 79
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

*BCS Community Health Center - Community Health Clinic;
Prenatal Clinic; TAMU CAC*

lot R106576 is part of BCS Community Health Center

sign for this property is on lot R106576

